

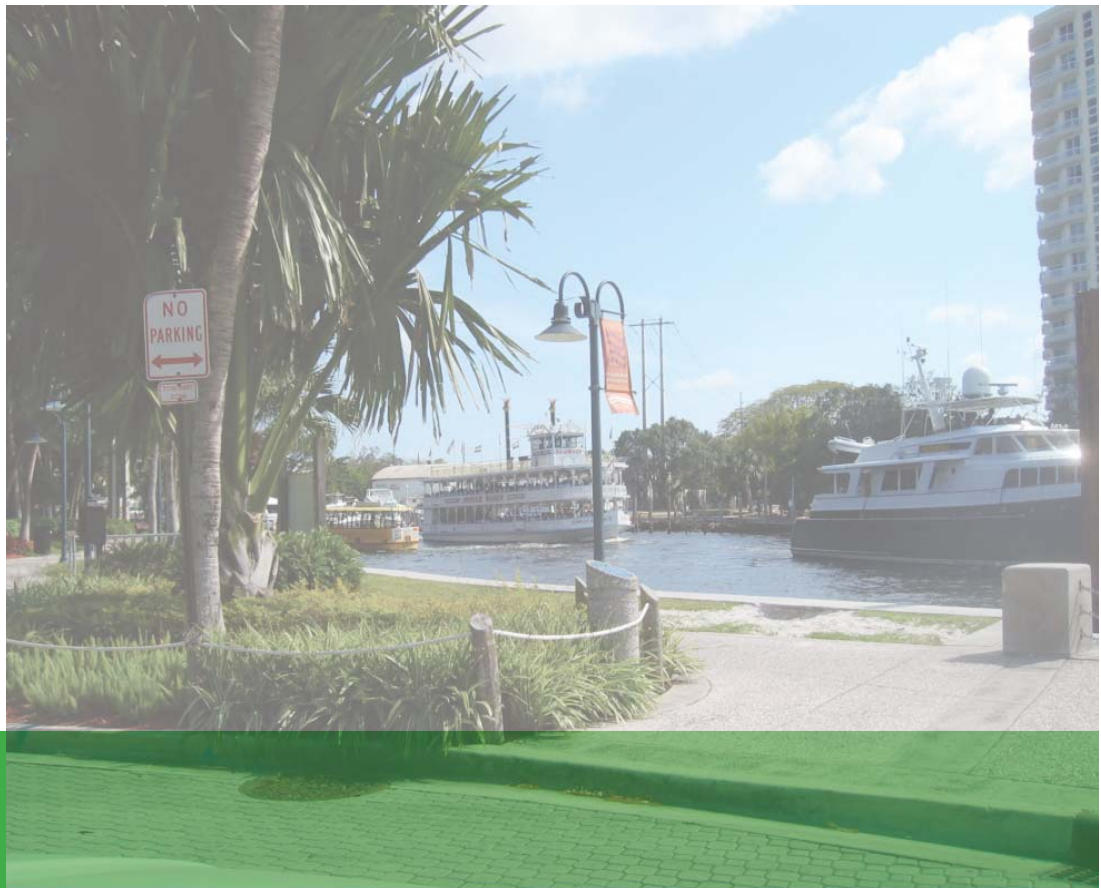
Fort Lauderdale



Park Impact Fee Study

duncan
associates

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INTRODUCTION

Few American cities have a more diverse or eclectic collection of park and recreational resources than does Fort Lauderdale. Over the years, the city has become an international showcase when it comes to affording opportunities for outdoor recreation, relaxation, entertainment and exercise. The City possesses a portfolio of parks that includes much more than its famous seven miles of beaches. It also is home to an international aquatic complex, a world-class tennis center, and a downtown Riverwalk linear park approaching the stature of San Antonio's.

Since the mid-1980s, Fort Lauderdale has invested more than \$26 million to improve its beach access. Route A1A along the beach has been completely redesigned with a sleek promenade. The City has also enhanced its Riverwalk, a linear park along the banks of the New River, which links hotels, restaurants and attractions with the Broward Center for the Performing Arts. Another ongoing City priority is in expanding facilities in its neighborhood parks and playgrounds to better serve local residents of all ages.

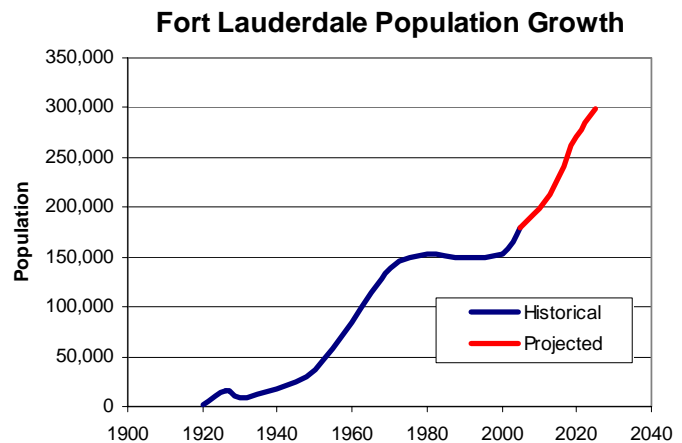
As Fort Lauderdale continues to grow, it is critical that new park and recreational facilities keep up with new urban development. New park capacity must be available to accommodate new residents and workers. New development can not be allowed to depreciate the level of services that existing residents and workers now enjoy. As the City moves more towards urban build-out, desirable parcels will become less and less available and the opportunity to maintain quality services for both current residents and newcomers will become more and more difficult.

This report establishes a “rational nexus” for a park impact fee that will assist the City in assuring that adequate park and recreational resources are available to meet the needs of future growth; a park impact fee that will enable the City to maintain its commitment to current residents that they will continue to enjoy quality park and recreational services; and a park impact fee that will assist in retaining the City's reputation as a world-class tourist destination resort.



Growth Trends

In 1838, Major William Lauderdale constructed a military fort on the New River during the Second Seminole War. It was from this post that Fort Lauderdale took its name. The region remained largely an unpopulated mangrove swamp until the early 1900s, when settlers devised a system of canals that enabled the swamp to be drained and developed. Since it was incorporated in 1911, Fort Lauderdale's population growth has been extremely cyclical. From 2,000 residents in 1920, the city skyrocketed to over 16,000 by the mid-1920s. After being double pounded of the 1926 Hurricane and the 1929 Depression, Fort Lauderdale lost almost half of its population by 1930. After World War II, the city witnessed phenomenal growth, increasing from 17,000 residents to 140,000 by 1970. Prior to the 1970s, most development in Broward County occurred within the cities of Fort Lauderdale, Hollywood and Pompano Beach. From 1970 through 1990, county growth sprawled westward towards the Everglades in such cities as Miramar, Weston, Sunrise and Coral Springs. From 1980 to 2000, the population of Fort Lauderdale actually declined by about 1,000 residents.



Since 2000, however, county growth has refocused on infill and redevelopment opportunities east of I-95. As a result, Fort Lauderdale is now experiencing the third major real estate boom in its 100 year history. While many recent development projects can be attributed to redirected stock market dollars, increased foreign investments and unrestrained speculation, the single biggest factor in the City's growth renaissance is the desire of people to "return to the city" and live and work near major employment, recreational and entertainment opportunities. Over the next two decades, Broward County projects that Fort Lauderdale will grow from 180,000 residents to about 300,000, for a 120,000 resident or 68 percent increase (Table 1). During the same period, the County also projects that total county population will increase from 1.8 to 2.4 million residents, or about 32 percent. In other words, the County projects that over the next two decades, there will be 120,000 new City residents and another 455,000 new County residents, all of whom will be potential new users of City park and recreational facilities. Preparing for them is the purpose of this study.



Table 1

PROJECTED POPULATION GROWTH							
<i>City of Fort Lauderdale and Broward County</i>							
	2005	2010	2015	2020	2025	2005 to 2025	
						Growth	% Change
City of Fort Lauderdale	178,799	198,705	231,131	271,088	299,618	120,819	68%
Annual Percent Increase	2.1%		2.6%				
Broward County	1,790,180	1,954,601	2,114,343	2,264,890	2,365,894	575,714	32%
Annual Percent Increase	1.8%		1.1%				

Source – Broward by the Numbers, September 2004, Broward County Planning Services Division.

Increased growth means increased demand on local park facilities. Unless there is a concurrent increase in facility capacity to handle new growth, local residents, workers and visitors will soon find it much more difficult to find parking near the beach; a boat-watching bench on the Riverwalk; an available tennis court at Holiday Park; or space to walk their dogs in Bark Park or Canine Beach.

In the absence of adequate funding sources, the expansion and enhancement of park capacity to accommodate new growth may not occur in a timely manner. Impact fees facilitate growth and assist in meeting State “concurrency” requirements. Given the City's desire to encourage quality new development, an equitable park impact fee can be a key component of a sound fiscal strategy to efficiently absorb expected new growth.

Current Park Land Exaction

Fort Lauderdale has had a park land dedication requirement (Section 47-25-2) in its Code of Ordinances since 1980. The provision requires “that all residential subdivision plats provide a minimum of 3 acres per 1,000 anticipated residents, or equivalent cash value to meet the need for neighborhood, community and urban parks.” A formula based on current zoning provides guidance in calculating the number of anticipated residents for each property. Equivalent cash value is based on \$140,000 per gross acre or the actual value of the tract, whichever is less. The provision also gives the City the authority to decide whether to dedicate land or pay a fee. In addition to the City's park dedication requirement, properties in Fort Lauderdale must also pay a regional park impact fee to Broward County. The County fee, which is currently assessed at \$404 per residential unit, has remained essentially the same since it was initially adopted in 1978.

The City's current park land dedication requirement is problematic in several ways. First, it is 25 years old and has never been updated. Second, it is based on out-of-date data, such as land values and service levels. Third, the exaction is not assessed on hotel or motel units. And fourth, and probably the most important, is that it is rarely used since most properties in Fort Lauderdale are already platted and do not go through the subdivision process. Therefore, it is rare for any new development to actually have to dedicate park land or pay a fee. City staff reports that since 2003 new developments have generated about \$257,500 in cash, and four projects have provided in-kind contributions such as land and amenities.

Fort Lauderdale Park Impact Fee Analysis – December 2005



PARK IMPACT FEE APPROACHES

For residential uses, park impact fees can be assessed by either the type or size of dwelling unit. The unit-type approach assigns fees by the type of dwelling or structure that they are located within, such as single-family, multi-family or hotel/motel. The unit-size approach disregards dwelling or structure type and assigns fees based on the size of the unit, as measured by amount of square footage or number of bedrooms. Some combine the two approaches by creating square footage brackets within dwelling unit type categories.

The most frequently-used assessment method is unit-type. Under the unit-type approach, all new residential units of the same type are assessed the same fee, regardless of size. Recently, more and more impact fees are being assessed on a unit-size basis because of its presumed lesser negative effect on affordable housing. Under the unit-size approach, fees are higher for larger units which are usually more expensive and lower for smaller units which are usually less expensive.

Based on this report, the maximum allowable single-family park impact fee that could be assessed on a per unit-type basis is \$5,054. The maximum fee for multi-family units is about two-thirds that amount, or \$3,469; and hotel and motel are units about half that amount, or \$2,544 (Table 2). Under the unit-size approach, a 2,000 square foot unit, no matter whether single-family or multi-family, is \$4,474, or about the same as the unit-type fee for a single-family unit. However, the fee for units of other sizes varies from \$3,319 for a less than 500 square foot unit, to \$5,841 for an over 4,000 square foot unit. A hotel and motel unit would be \$2,544, or about half that of a typical single family unit (Table 4).

Another approach would be to adopt a single fee schedule for all residential units, including single family and multi-family. This approach would better capture the impact of larger multi-family dwelling units that are a major part of the local real estate market. During the 1990s slightly more than two-thirds of all new residential construction in Fort Lauderdale was multi-family development, according to the US Census. Since 2000, the multi-family share of new residential permits has increased to almost 90 percent. Based on the 2000 US Census, multi-family units were larger (71% had two bedrooms or more, compared to only 48% for the housing stock as a whole) and had a larger household size. The effect of this trend is that the average household size for new multi-family units is now nearly the same as that for single-family units, making a single fee schedule an equitable and simpler alternative assessment approach. The maximum allowable single fee that could be adopted would be \$4,868 per residential unit, with hotel and motels at \$2,544 per room.

Under all of these approaches, the assessed impact fee assumes peak residential demand attributed to fully-occupied primary homes (permanent residents), seasonal homes (snowbirds) and hotel and motel units (tourists). Each assessment option is supportable, reasonable and administratively feasible. The decision as to which is best for each community is a policy decision for elected officials. A variation for calculating unit-size fees is by number of bedrooms. Broward County uses this option. A problem with this approach is that it is often difficult to administratively determine the actual number of bedrooms because some permit applicants disguise bedrooms as dens, offices or other rooms in order to reduce their impact fees.

Table 2

MAXIMUM ALLOWABLE UNIT-TYPE IMPACT FEES <i>City of Fort Lauderdale</i>			
Dwelling Unit Type	Impact Fee Amount		
	Fee per EDU	Demand Index	Net Fee Amount
Single Family	\$5,054	1.00	\$5,054
Multi-Family		0.69	\$3,469
Hotel/Motel Room		0.50	\$2,544

Source – Fee per EDU from Table 27. Demand indices from Table 10.

Table 3

MAXIMUM ALLOWABLE SINGLE IMPACT FEE <i>City of Fort Lauderdale</i>			
Dwelling Unit Type	Impact Fee Amount		
	Fee per EDU	Demand Index	Net Fee Amount
Residential (single or multi-family) Unit	\$5,054	0.96	\$4,868
Hotel/Motel Room		0.50	\$2,544

Source – Fee per EDU from Table 27. Hotel /Motel demand index from Table 10. Residential demand index based on average household size for new development between 1990 and 2000, from Census 2000 Public Use Microdata (PUMS) 5% weighted sample.

Table 4

MAXIMUM ALLOWABLE UNIT-SIZE IMPACT FEES <i>City of Fort Lauderdale</i>			
Dwelling Unit Type	Impact Fee Amount		
	Fee per EDU	Demand Index	Net Fee Amount
Residential (single or multi-family) Unit	\$5,054		
Less than 500 sq. ft.		0.66	\$3,319
501 to 1,000 sq. ft.		0.75	\$3,797
1,001 to 1,500 sq. ft.		0.87	\$4,399
1,501 to 2,000 sq. ft.		0.95	\$4,795
2,001 to 2,500 sq. ft.		1.01	\$5,091
2,501 to 3,000 sq. ft.		1.05	\$5,328
3,001 to 3,500 sq. ft.		1.09	\$5,524
3,501 to 4,000 sq. ft.		1.13	\$5,693
More than 4,000 sq. ft.		1.16	\$5,841
Hotel/Motel Room		0.50	\$2,544

Source – Fee per EDU from Table 27. Demand indices from Table 9.



COMPARATIVE PARK IMPACT FEES

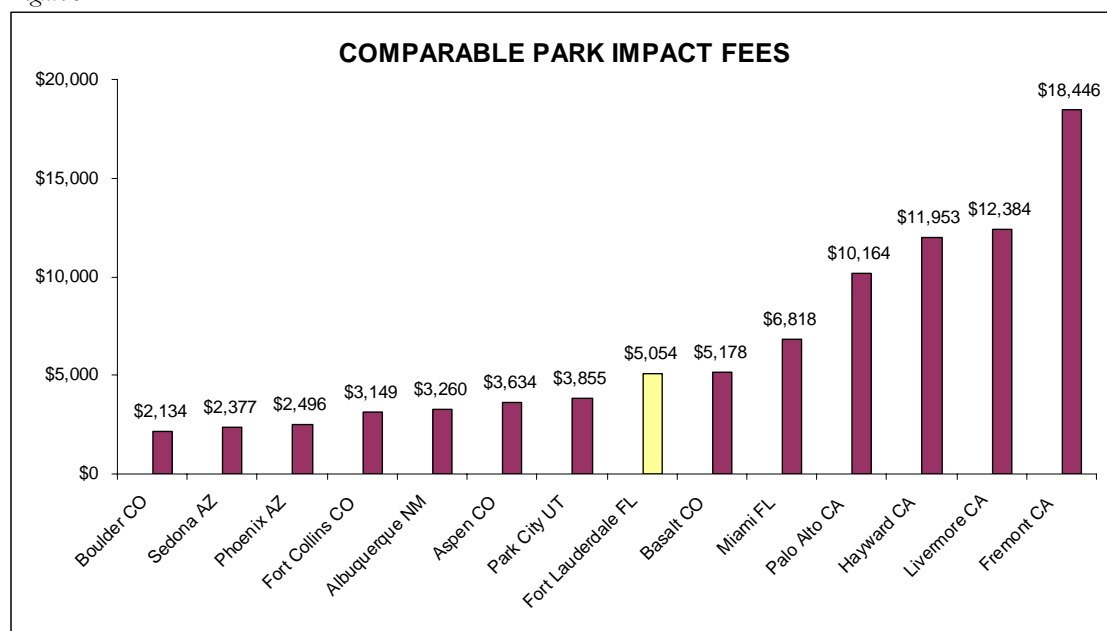
Many cities and counties throughout the nation have adopted impact fees to maintain their park and recreational level of services. Broward County was one of the nation's first political jurisdictions to adopt a park impact fee. Its fee was adopted in 1978, challenged by Hollywood, Inc. in 1979, and upheld by the Florida 4th District Court of Appeals in 1983. Although Broward was first in the nation to adopt a park impact fee, it is interesting to note that it has not increased its fee since adoption in 1978. Today, it is still only about \$400 per dwelling unit.

Most Florida counties assess park impact fees and most of these fees are targeted for the capacity enhancement of regional-level recreational facilities. They average about \$1,500 per dwelling unit. When Florida cities adopt park impact fees, it is often in addition to a County fee assessed within their jurisdiction. For example, Palm Beach County assesses a current park impact fee of \$1,451 and most of its cities assess an additional fee for community and neighborhood parks. In Palm Beach Gardens, for example, the local fee is about \$1,000 for a total park impact fee of about \$2,500.

The City of Miami is currently updating all of its impact fees, including parks. A consultant's report addressing four facilities (parks, fire/rescue, police and general services) was released on September 16, 2005 and new fees were tentatively approved by the Miami City Commission on November 18th. Based on a three acre per 1,000 person level of service (similar to the LOS used in this report) and a land cost of \$2,178,000 (over three times as high as the land cost used in this report), the Miami study recommends a maximum supportable park impact fee of \$6,818 per dwelling unit.

Many communities have enacted park impact fees in an effort to maintain the quantity and quality of their recreational resources. Several cities that have levied park impact fees and the amount of their current assessments for new single family residential units are compared in Figure 4.

Figure 3



POTENTIAL TOTAL REVENUE

Over the next five years, it is estimated that the City could raise \$57 million for new park and recreational improvements assuming that new park impact fees were adopted at the maximum allowable rate of \$5,054 per EDU (Table 5).

Table 5

POTENTIAL IMPACT FEE REVENUES: 2005 TO 2010					
<i>City of Fort Lauderdale</i>					
Year	Projected Development (EDUs)	Impact Fee per Service Unit (EDU)			Estimated Total Revenue
		Gross Fee	Revenue Credits	Net Fee	
2005					\$0
2006	2,254	\$6,188	(\$1,135)	\$5,054	\$11,390,692
2007	2,254	\$6,188	(\$1,135)	\$5,054	\$11,390,692
2008	2,254	\$6,188	(\$1,135)	\$5,054	\$11,390,692
2009	2,254	\$6,188	(\$1,135)	\$5,054	\$11,390,692
2010	2,254	\$6,188	(\$1,135)	\$5,054	\$11,390,692
Total					\$56,953,460

LEGAL FRAMEWORK

Impact fees provide a way for local governments to require new development to pay a proportionate fair share of the infrastructure cost that it imposes on the community. In contrast to traditional “negotiated” developer exactions, impact fees are assessments on new development using a standard formula based on objective criteria. They are one-time, up-front charges with payment usually made at time of building permit issuance. Essentially, impact fees require that each new development pay its pro-rata fair share of the cost of new capital facilities required to serve that development. In Florida, impact fees have been legally defended as an exercise of local government’s broad “police power” to regulate land development in order to protect the health, safety and welfare of the community. The Florida Courts have set forth standards for constitutionally valid impact fees, based on a “dual rational nexus.”¹ Such standards require that an impact fee meet a two-part test:

- 1) The need for new facilities must be created by new development, and
- 2) The expenditure of impact fee revenues must benefit to the fee-paying development.

A Florida District Court of Appeals described the dual rational nexus test in 1983 as follows, and this language was followed by the Florida Supreme Court in its 1991 *St. Johns County* decision:²

In order to satisfy these requirements, the local government must demonstrate a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in population generated by the subdivision. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision. In order to satisfy this latter requirement, the ordinance must specifically earmark the funds collected for use in acquiring capital facilities to benefit the new residents.

The Need Test

To meet the first prong of the dual rational nexus test, it is necessary to demonstrate that new development creates the need for additional parks and recreational facilities. The Florida *Growth Management Act* requires that cities establish levels of service for parks and recreational facilities and a plan for ensuring that such standards are maintained.³ Fort Lauderdale's comprehensive plan expresses a commitment to maintaining defined levels of service in terms of park land and facilities.⁴ Rapidly growing population creates demand for new park facilities, needed in order to protect existing levels of service and provide acceptable levels of service to new development. As shown earlier, the population of Fort Lauderdale is expected to increase by 50 to 70 percent over the next 20 years creating significant new park needs.

Future growth will continue to create demand for park facilities to maintain the target level of service. Local park service levels have declined from a high of about six acres per 1,000 residents to a current level of about 4.4 acres per 1,000 since the late 1980s⁵. Although the current level of service continues to exceed the adopted requirement of three acres per thousand, the trend of recent years combined with expectations for high growth in the near future reinforces the need for adequate funding and an equitable allocation of infrastructure cost to new development.

The park impact fee calculated in this report would be assessed on new residential and hotel/motel development, which are directly responsible for the continued growth of the residential and tourist population in Fort Lauderdale. Increased population results in increased demand for parks and recreation facilities. If new development is to achieve the adopted level of service standard, the City will have to enhance the capacity of its existing parks and acquire and develop new parks.

Not only are the City's park impact fees based on need for parks, they are also proportional to that need because they are based on average number of residents occupying each dwelling. Demand for park facilities is determined by population, and as such a per capita based fee such as calculated in this analysis, is proportional to demand. In addition, recommended impact fees are reduced to take into account future payments attributable to new development (such as grant funding) that will be used for capacity-expanding park capital improvements.



Boating



Boat watching



Relaxing

The Benefit Test

To meet the second prong of the dual rational nexus test, it is necessary to demonstrate that new development subject to the fee will benefit from expenditure of the impact fee funds. One requirement is that the fees actually be used to fill the need that serves as justification for the fees under the first part of the test. Recommended updates to the City impact fee ordinance contain provisions requiring that impact fee revenue be spent only on growth-related capital improvements, for the type of facility for which the funds were collected:

Funds deposited into each impact fee trust fund shall be used solely for the purpose of providing growth necessitated improvements to the specific public facility for which the impact fee was assessed...

Funds shall not be used for any expenditure that would be classified as a maintenance or repair expense, or used on improvement projects not included in the City's five-year CIP.

These provisions ensure that park impact fee revenues are spent on improvements that expand the capacity of the park system to accommodate new users, rather than on maintenance or rehabilitation of existing park facilities or other purposes.

Another way to ensure that the fees are spent for their intended purpose is to require that the fees be refunded if they have not been used within a reasonable period of time. The Florida District Court of Appeals upheld Palm Beach County's road impact fee in 1983, in part because the ordinance included refund provisions for unused fees.⁶ Fees should be returned to the fee payer if they have not been spent or encumbered within six years of fee payment.

In sum, ordinance provisions requiring the earmarking of funds and refunding of unexpended funds to fee payers ensure that the fees are spent to benefit the fee-paying development.

BENEFIT DISTRICTS

In order to assure that projects paying impact fees benefit from their payments, jurisdictions assessing fees are often divided up into multiple benefit districts, within which fees collected must be spent. The number of these districts is determined by the overall size of the jurisdiction and the development activity within each district. A small community might not require more than one district, while a large county might need several.

Fort Lauderdale might consider separate benefit districts for its Downtown and Beach Regional Activity Centers and leave the remainder of the City as a single district, or it might divide the remainder of the City into two east-west districts, one north of Sunrise or Broward boulevards and one to the south. While it is important to be able to show that fee expenditures benefit those who pay the fees, it is also important to delineate individual districts that have growth potential and will generate reasonable impact fee revenues.

SERVICE UNIT

In order to quantify their impact on and demand for public facilities, different types of development must be first converted into a common unit of measurement, called a service unit. The most common service unit used in park impact fee studies is based on population. Population estimates are based on three factors: number of dwelling units (and hotel/motel rooms), average household size (persons per unit), and occupancy rates. The average household size for all types of dwelling units in Fort Lauderdale was 2.14 persons per unit in 2000 (Table 6). A service unit is an “Equivalent Dwelling Unit” or EDU and represents the impact of a typical single-family dwelling unit on a public facility. Other types of dwelling units are equivalent to some fraction of an EDU based on their relative household size. Since the level of service for park facilities is measured in population, demand for park facilities is proportional to the number of people that can be housed in a dwelling unit or hotel room.

Table 6

HOUSEHOLD SIZE BY UNIT TYPE - 2000			
<i>City of Fort Lauderdale</i>			
Dwelling Unit Type	Population	Households	Average Household Size
Single Family	68,626	25,780	2.66
Multi-Family	75,900	41,539	1.83
Mobile Home & Other	2,055	1,129	1.82
Total	146,581	68,448	2.14

Source – US Census 2000, Summary File 3 (1-in-6 weighted sample data). Because household size for multifamily, mobile home, and other are similar, they are treated as one "multifamily" dwelling unit type. Total is US Census total population for occupied units.



Single-family



Multi-family low rise



Multi-family high rise

The US Census provides information on household size by number of bedrooms (from 5% sample of households derived from long-form questionnaire). Average household size in Fort Lauderdale varies by number of bedrooms for both single and multi-family dwelling units (Table 7).

Table 7

HOUSEHOLD SIZE BY BEDROOMS - 2000			
<i>City of Fort Lauderdale</i>			
Dwelling Unit Type	Population	Households	Average Household Size
Single Family			
Up to 2 Bedrooms	27,836	11,737	2.37
3 Bedrooms	31,571	11,772	2.68
4 or More Bedrooms	13,508	4,074	3.32
Multi-Family			
Up to 1 Bedrooms	28,805	18,573	1.55
2 Bedrooms	30,537	15,119	2.02
3 or More Bedrooms	5,938	2,013	2.95

Source – Census 2000 Public Use Microdata (PUMS) 5% weighted sample.⁷

To define the relationship between dwelling unit square footage and household size based on known relationships, data from the National Association of Realtors website (www.realtor.com) was used, which shows square footage and number of bedrooms for homes listed for sale (Table 7). A sample of local listings was taken on November 3, 2005, consisting of 476 single-family and 244 multi-family units. A variable for expected average household size was appended to each record (based on number of bedrooms, from Table 7). Regression analysis was performed – separately on each data set, and on data sets combined to determine strength of relationship between unit size and household size. All three data sets demonstrated some statistically significant relationship, with the combined single-family/multi-family sample producing best results – the regression accounted for 45 percent of the variation in the sample data.⁸ Table 8 shows the results of the regression analysis – estimated household size for unit size ranges. Calculated household size for size each class is based on the approximate midpoint for each class.

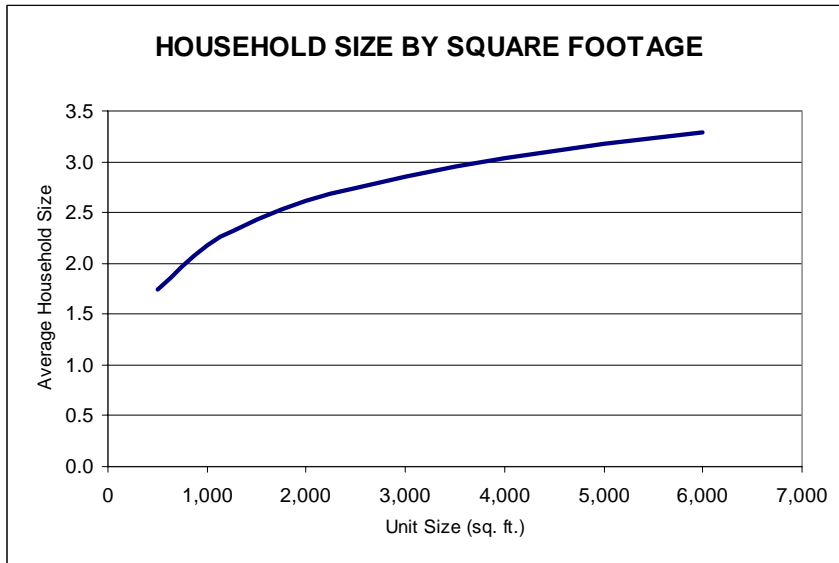
Table 8

HOUSEHOLD SIZE BY SQUARE FOOTAGE		
<i>City of Fort Lauderdale</i>		
Dwelling Unit Size (single family and multi-family)	Selected Midpoint (sq. ft.)	Average Household Size
Less than 500 sq. ft.	500	1.75
501 to 1,000 sq. ft.	750	2.00
1,001 to 1,500 sq. ft.	1,250	2.32
1,501 to 2,000 sq. ft.	1,750	2.53
2,001 to 2,500 sq. ft.	2,250	2.68
2,501 to 3,000 sq. ft.	2,750	2.81
3,001 to 3,500 sq. ft.	3,250	2.91
3,501 to 4,000 sq. ft.	3,750	3.00
More than 4,000 sq. ft.	4,250	3.08

Source – Average household size based on linear regression variables shown in endnote 8.

The relationship between unit size (square footage) and household size (number of residents) is illustrated in Figure 5:

Figure 4



As described earlier, the service unit used in this study is an EDU. An EDU represents a measure of average household size and park capital facility demand, exactly equal to that attributable to single-family. Number of EDUs by unit size is shown in Table 9, calculated as the quotient of household size and average household size.

Table 9

PARK SERVICE DEMAND INDEX (EDU)		
<i>City of Fort Lauderdale</i>		
Dwelling Unit Size	Average Household Size	Relative Parks Demand (EDU)
Residential (single or multi-family) Unit		
Single Family Average	2.66	1.00
Less than 500 sq. ft.	1.75	0.66
501 to 1,000 sq. ft.	2.00	0.75
1,001 to 1,500 sq. ft.	2.32	0.87
1,501 to 2,000 sq. ft.	2.53	0.95
2,001 to 2,500 sq. ft.	2.68	1.01
2,501 to 3,000 sq. ft.	2.81	1.05
3,001 to 3,500 sq. ft.	2.91	1.09
3,501 to 4,000 sq. ft.	3.00	1.13
More than 4,000 sq. ft.	3.08	1.16
Hotel/Motel Room	1.34	0.50

Source – Residential household size from Table 8. Average occupancy for hotel/motel rooms estimated to be one-half of average vehicle occupancy on vacation trips, as reported by U.S. Dept. of Transportation, National Household Travel Survey, 2001.

Total park demand (basis for calculation of per unit cost for park facilities) is product of number of existing dwelling units and demand index for each unit type (Table 10).

Table 10

EXISTING PARK SERVICE UNITS							
City of Fort Lauderdale							
Dwelling Unit Type	Existing Units					Demand index	Total Existing Demand (EDU)
	CY 2000 (Census)		New Devp. (2000 to 2005)	Annexation	Total (2005)		
	Occupied	Vacant					
Single Family	25,780	1,889	623	727	29,019	1.00	29,019
Multi-Family	42,668	10,443	4,609	1,203	58,922	0.69	40,444
Hotel/Motel Room					14,879	0.50	7,490
Total							76,953

Source – Dwelling units from 2000 US Census, Summary File 3 (1-in-6 weighted sample data). Vacant units include seasonal units, for rent, for sale and other vacant. Number of new development units from certificates of occupancy (CO) for period 1/1/2000 to 11/21/2005, from Building Department. COs for December 2005 are estimated (page 27) to be 16% of 2005 total COs. Annexation includes two recent annexations – Rock Island and Twin Lakes North – total units for which are estimated as shown in Table 31. Number of hotel rooms from Greater Fort Lauderdale Convention and Visitors Bureau web inventory (sunny.org, 11/9/05). Demand index for single family and hotel/motel from Table 9. Demand index for multi family calculated as quotient of multi-family average household size and household size for single family, from Table 6. Total existing demand is product of existing units and demand index.

COST PER SERVICE UNIT

The determination of current service costs is typically based on the replacement costs for land, buildings and improvements, rather than just average acreage cost. This is because the value of park land varies greatly depending upon the nature of the improvement. For example, an acre of open playfield is obviously not as valuable as an acre with a community center or museum on it.

This report conservatively bases Fort Lauderdale's impact fee calculations on the City's adopted level of service, (3 acres per 1,000 residents), rather than on its existing level of service (4.2 acres per 1,000). Cost per service unit is the quotient of total facility replacement cost and total demand units. Cost per service unit is the estimated cost of capital facilities service provision less revenue credits, which yields a maximum allowable impact fee amount. The initial step in determining cost per service unit is to identify and value existing land, buildings and improvements. Fort Lauderdale's park and recreation facility inventory is mapped in Figure 2 and detailed in Tables 11 through 16.



River walking



Beach walking



Dog walking

Table 11

PARK FACILITY INVENTORY (page 1 of 2)

City of Fort Lauderdale

Name	Facility Inventory (2005)															
	Rec Center	Gym	Pavilion	Play Ground	Soccer/Football	Baseball/Softball	Volleyball	Basketball/Full	Basketball/Half	Tennis Court	Roller Hockey	Racquetball	Shuffleboard	Boat Ramp	Pool	Jogging Trail
Annie Beck Park																
Ann Herman Park																
Bass Park	1			1			1	1		2					1	
Bayview Dr. Canal Ends																
Bayview Park				1	1	3		1		2						
Beach Community Center	1															
Beach, Public			1	1			2							2		
Benneson Park				1					1	2						
Bennett (E. School)																
Birch Las Olas Anchorage																
Boat Basin (15Th St.)														2		
Boat Ramps (George English)														5		
Bryant Peney Park (Lauderdale Park)				1												
Bubier Park																
Civic Peoples Park			1	1												
Cliff Lake Park																
Colee Hamock Park																
Colee's Landing (7th Av. Boat Basin)																
Coontie Hatchee Landing																
Jack Kaye Park (Little George/Coral Ridge)																
Croissant / Davis Park	1				1	2									1	
Dc Alexander Park (5Th St. Park)																
Dillard High School (School Park)					1	2		3		5		4				
Dockage- Birch Las Olas																
Dockage - New River																
Earl Lifshey Park (Ocean Access)																
Esplanade Park			1													
Flagler Heights Park																
Flamingo Park				1												
Florence Hardy Park & Southside School						1				3		1	5			
Florinada Park (School Park)			1	1	1	2	1	4								
Floyd Hull Stadium	1			1	1	4										
Fort Lauderdale High School (School Park)															1	
Fort Lauderdale Stadium					1	3										
Francis L. Abreau Place (Rio Vista)																
George English Park	1		1	1		1		2		6	1	1		2		
Georgian Oaks Pud Site																
Greenfield Park (8Th St. Park)				1												
Guthrie Blake Park				1												
Hall Of Fame Swimming Complex	1						2								2	
Harbordale (E. School)																
Hector Park																
Himarshee Canals																
Holiday Park	5	1	1	1	4	2	4	3		21	2	4	5			
Hortt Park (School Park)				1		1			1							
Idlewyld Park																
Imperial Point Entranceway																
Imperial Point Playground				1				1							1	
J.C. Carter Park (Sunland)	3	1	1	1	2	4		3		6		1			1	
Landings Entranceway																
Lauderdale Manors ((School Park)	1	1		1	1	1		2				2			1	
Lauderdale Villas Entranceway																
Lincoln Park & Extension				1				1								

Table 12

PARK FACILITY INVENTORY (page 2 of 2)																	
<i>City of Fort Lauderdale</i>																	
Name	Facility Inventory (2005)																
	Rec Center	Gym	Pavilion	Play Ground	Soccer/Football	Baseball/Softball	Volleyball	Basketball/Full	Basketball/Half	Tennis Court	Roller Hockey	Racquetball	Shuffleboard	Boat Ramp	Pool	Jogging Trail	Bike Trail
Lockhart Stadium																	
Maj.Wm. Lauderdale Park																	
Melrose Park			1	1				2		1						1	1
Merle Fogg Park																	
Middle River Terrace Park			1	1												1	1
Mills Pond Park & Consevation Area	1		6	1	4	5	2										1
Mizell Center	1																
North Fork Park (E. School)																	
Osswald Park	1			1		2		2		2		2				1	
Palm Aire Village Playground				1													
Palm Aire Village Park			1	1	1		1	2				2				1	1
Poinciana Park			1	1													1
Provident Park																	1
Purple Pickle Park																	
Riverland (E. School)				1				1									1
Riverland Middle School																	
Riverland Park	1	1	1	1	1	1		2							1	1	1
Riverland Woods				1										1			1
Riverside Park				1					1	2							1
Riverwalk Linear Park			1														
Rodgers Middle School (School Park)																	
Sailboat Bend Preserve																	
Sistrunk Park																	
Smoker Park																	
Snyder Park			18	3		1	6		1							1	1
South Beach Park			1	1			15	2	1							1	1
Stranahan High School																	
Stranahan Park																	1
Sunrise Middle School (School Park)														1			
Sunset School (School Park)				1	1	3		2		1							
Sweeting Park																	
Tarpon Cove Park																	
Tarpon River Park																	
Townsend Park																	
Victoria Park			1														
Virginia S. Young Park (10Th St.)				1													1
Virginia S. Young (E. School)																	
Vista Park																	
Walker Park (School Park)				1				2	1	1							
Warfield Park	1			1		1		2									1
Welcome Park																	
Westwood Heights (E. School)																	
Westwood Heights Triangle Park																	
Willingham Park (N. Beach Triangle)																	
Warbler Wetlands (Prospect Est Site)																	
Site 141A (Behind Salvation Army)																	
Site 78D (Across From Palm Aire Park)																	
Site 125 (Dennison Propoerty)																	
TOTAL	20	4	39	37	20	39	34	37	7	54	3	17	10	12	9	12	31

Source – Parks and Recreation Department. Excludes picnic tables which are estimated for total parks system in Table 14.

Table 13

PARK FACILITY INVENTORY - 2005 REPLACEMENT COST (page 1 of 2)					
<i>City of Fort Lauderdale</i>					
Name	Land		Buildings		Improvements
	Acres	Market Value	Area (sq. ft.)	Value (CRN)	Replacement Cost (excludes buildings)
Annie Beck Park	1.6				
Ann Herman Park	1.0	\$360,000			
Bass Park	8.5	\$373,940			\$5,045,000
Bayview Dr. Canal Ends	0.5	\$2,000			
Bayview Park	7.0	\$702,000			\$2,175,000
Beach Community Center	0.8	\$1,581,630		\$2,595,700	\$404,300
Beach, Public	45.0	\$58,214,100			\$812,500
Benneson Park	1.2	\$244,630			\$425,000
Bennett (E. School)					
Birch Las Olas Anchorage					
Boat Basin (15Th St.)	0.3	\$479,400			\$300,000
Boat Ramps (George English)	1.5				\$750,000
Bryant Peney Park (Lauderdale Park)	1.0	\$418,120			\$300,000
Bubier Park	0.6	\$3,707,770			
Civic Peoples Park	3.5	\$656,610			\$677,500
Cliff Lake Park	3.5				
Colee Hamock Park	4.4	\$3,117,600			
Colee's Landing (7th Av. Boat Basin)	3.0	\$10,215,200	2,947	\$226,059	
Coontie Hatchee Landing	2.6	\$1,602,780			
Jack Kaye Park (Little George/Coral Ridge)	1.5	\$96,150			
Croissant / Davis Park	13.9			\$2,180,388	\$4,144,612
Dc Alexander Park (5Th St. Park)	1.8	\$4,207,560			\$25,000
Dillard High School (School Park)	20.4				\$2,235,000
Dockage- Birch Las Olas					
Dockage - New River					
Earl Lifshy Park (Ocean Access)	0.4				
Esplanade Park	1.6	\$1,711,980			\$172,500
Flagler Heights Park	1.0	\$2,479,600			
Flamingo Park	7.8	\$210,980			\$505,000
Florence Hardy Park & Southside School	8.6	\$10,890,000			\$765,000
Florinada Park (School Park)	9.2				\$2,392,500
Floyd Hull Stadium	9.7		13,433	\$942,663	\$4,382,337
Fort Lauderdale High School (School Park)					\$1,500,000
Fort Lauderdale Stadium	25.5	\$6,273,451			\$1,650,000
Francis L. Abreau Place (Rio Vista)	1.4				
George English Park	19.7	\$4,225,320			\$5,287,500
Georgian Oaks Pud Site	1.0				
Greenfield Park (8Th St. Park)	1.8	\$383,760			\$325,000
Guthrie Blake Park	1.0				\$325,000
Hall Of Fame Swimming Complex	5.0	\$6,611,700		\$8,482,214	
Harbordale (E. School)					
Hector Park	2.0				
Himarshee Canals	0.8				
Holiday Park	92.0	\$163,752,780	57,954	\$5,579,038	\$17,625,128
Hortt Park (School Park)	5.3				\$750,000
Idlewyld Park	0.7				
Imperial Point Entranceway	1.0	\$621,500			
Imperial Point Playground	1.0				\$580,000
J.C. Carter Park (Sunland)	19.0	\$1,834,300	28,167	\$2,230,756	\$14,236,744
Landings Entranceway	1.0	\$181,770			
Lauderdale Manors ((School Park)	8.6				\$8,255,000
Lauderdale Villas Entranceway	0.4	\$55,330			
Lincoln Park & Extension	2.6	\$92,180			\$475,000

Table 14

PARK FACILITY INVENTORY - 2005 REPLACEMENT COST (page 2 of 2)					
<i>City of Fort Lauderdale</i>					
Name	Land		Buildings		Improvements
	Acres	Market Value	Area (sq. ft.)	Value (CRN)	Replacement Cost (excludes buildings)
Lockhart Stadium					
Maj.Wm. Lauderdale Park	1.8	\$261,820			
Melrose Park	9.0	\$2,132,200			\$1,002,500
Merle Fogg Park	3.0	\$322,310			
Middle River Terrace Park	3.3	\$705,500			\$677,500
Mills Pond Park & Conservation Area	152.6	\$36,239,930	5,772	\$405,386	\$8,144,614
Mizell Center	1.3		12,254	\$915,504	\$2,084,496
North Fork Park (E. School)					
Osswald Park	30.9	\$5,993,650			\$4,710,000
Palm Aire Village Playground	1.0	\$1,800			\$300,000
Palm Aire Village Park	5.0	\$743,340			\$1,957,500
Poinciana Park	2.0	\$416,640		\$622,968	
Provident Park	2.0	\$165,360			\$25,000
Purple Pickle Park	0.3				
Riverland (E. School)					\$475,000
Riverland Middle School					
Riverland Park	9.8	\$2,164,840			\$8,402,500
Riverland Woods	4.9	\$1,071,710			\$655,000
Riverside Park	2.1	\$541,250			\$450,000
Riverwalk Linear Park	14.1	\$33,960			\$172,500
Rodgers Middle School (School Park)					
Sailboat Bend Preserve	1.3	\$576,890			
Sistrunk Park	2.0	\$330,320			
Smoker Park	1.8	\$5,660,250			
Snyder Park	92.3	\$7,606,970			\$5,021,667
South Beach Park	27.5	\$95,201,040			\$1,439,167
Stranahan High School					
Stranahan Park	2.8	\$1,526,700			\$25,000
Sunrise Middle School (School Park)					\$1,500,000
Sunset School (School Park)	5.5				\$2,275,000
Sweeting Park	0.3	\$57,680			
Tarpon Cove Park	0.3				
Tarpon River Park	0.5				
Townsend Park	1.8	\$171,760			
Victoria Park	3.5	\$1,190,660			\$172,500
Virginia S. Young Park (10Th St.)	2.0				\$325,000
Virginia S. Young (E. School)					
Vista Park	2.0	\$453,840			
Walker Park (School Park)	1.0				\$700,000
Warfield Park	3.7	\$235,950			\$3,975,000
Welcome Park	1.8	\$646,800			
Westwood Heights (E. School)					
Westwood Heights Triangle Park	1.0				
Willingham Park (N. Beach Triangle)	1.0	\$453,840			
Warbler Wetlands (Prospect Est Site)	6.2	\$1,849,120			
Site 141A (Behind Salvation Army)	1.6	\$213,824			
Site 78D (Across From Palm Aire Park)	8.3	\$2,489,240			
Site 125 (Dennison Property)	3.4	\$4,900,000			
Sub-Total	766.0	\$459,663,335	120,527	\$24,180,676	\$121,010,566
Estimated Picnic Tables (403@ \$250)					\$100,750
TOTAL	766.0	\$459,663,335	120,527	\$24,180,676	\$121,111,316
City Owned Parks	716.0	\$459,663,335	120,527	\$24,180,676	\$101,503,816
School Parks	50.0				19,607,500.0

Source – Land acres from Parks and Recreation Department. Land market value from Broward County Property Appraiser's Office. Fort Lauderdale Stadium is part of single property tax identification number which includes other property (\$10.4 million total). Share attributable to Stadium estimated by planning staff to be 6%. Building area and replacement value from Risk Management Division. Park improvements replacement cost is based on quantity of facilities from Table 11 and unit cost from Table 16. Replacement cost is conservatively estimated and reduced by building value. Value and quantity of picnic tables estimated by Park planning staff. Buildings inventory excludes Parks Department offices, maintenance, and garage space – part of police/public works complex – because parks allocation not available. CRN is "cost of reproduction new."

Table 15

PARK BUILDINGS - 2005 REPLACEMENT COST						
<i>City of Fort Lauderdale</i>						
Park Name	Building	Area (sq ft)	Value (CRN - 2004)	Replacement Cost		
				Allocation %	Area (sq ft)	Cost (2005)
Beach Community Center	Building		\$2,525,000		0	\$2,595,700
Colee'S Landing (7Th Av. Boat Basin)	Office/Laundry	1,935	\$141,601		1,935	\$145,566
Colee'S Landing (7Th Av. Boat Basin)	Restroom	612	\$69,977		612	\$71,936
Colee'S Landing (7Th Av. Boat Basin)	Park Shelter	400	\$8,324		400	\$8,557
Croissant / Davis Park	Pool/Rec Center		\$2,121,000		0	\$2,180,388
Floyd Hull Stadium	Park Social Center	6,263	\$458,674		6,263	\$471,517
Floyd Hull Stadium	Press Box	1,596	\$66,426		1,596	\$68,286
Floyd Hull Stadium	Maddera-Tyrell Bldg	1,344	\$62,930		1,344	\$64,692
Floyd Hull Stadium	Stadium Bldg.	2,160	\$102,178		2,160	\$105,039
Floyd Hull Stadium	Grandstand 1		\$71,171		0	\$73,164
Floyd Hull Stadium	Grandstand 2		\$71,171		0	\$73,164
Floyd Hull Stadium	Elevated Press Box	1,740	\$72,419		1,740	\$74,447
Floyd Hull Stadium	Press Box/Concession	330	\$12,018		330	\$12,355
Hall Of Fame Swimming Complex	All		\$8,251,181		0	\$8,482,214
Hall Of Fame Swimming Complex	Museum				0	\$0
Hall Of Fame Swimming Complex	Bleachers				0	\$0
Hall Of Fame Swimming Complex	Training Bldg				0	\$0
Hall Of Fame Swimming Complex	Old Museum & Auditorium				0	\$0
Hall Of Fame Swimming Complex	Ball Room & Offices				0	\$0
Hall Of Fame Swimming Complex	Locker Room				0	\$0
Hall Of Fame Swimming Complex	Locker Room & Offices				0	\$0
Holiday Park	Social Center	9,712	\$682,106		9,712	\$701,205
Holiday Park	Concession	2,292	\$236,906		2,292	\$243,539
Holiday Park	Press Box	1,670	\$187,201		1,670	\$192,443
Holiday Park	Evert Tennis Center	3,456	\$711,050		3,456	\$730,959
Holiday Park	Community Center	1,350	\$404,295		1,350	\$415,615
Holiday Park	Gym	16,770	\$1,526,360		16,770	\$1,569,098
Holiday Park	Activities Center	22,704	\$1,679,162		22,704	\$1,726,179
J.C. Carter Park (Sunland)	Social Center	4,928	\$331,954		4,928	\$341,249
J.C. Carter Park (Sunland)	Rec Center	6,792	\$428,231		6,792	\$440,221
J.C. Carter Park (Sunland)	Pool	3,559	\$240,705		3,559	\$247,445
J.C. Carter Park (Sunland)	Pool	1,818	\$151,330		1,818	\$155,567
J.C. Carter Park (Sunland)	Park Shelter	360	\$7,491		360	\$7,701
J.C. Carter Park (Sunland)	Gym	10,710	\$1,010,285		10,710	\$1,038,573
Mills Pond Park & Conservation Area	Office	5,772	\$366,771		5,772	\$377,041
Mills Pond Park & Conservation Area	Land Improvement.		\$27,573		0	\$28,345
Mizell Center	Building (Parks, Flr #2 only)	24,508	\$1,781,136	50%	12,254	\$915,504
Poinciana Park			\$606,000		0	\$622,968
TOTAL			\$24,412,626		120,527	\$24,180,676

Source – Statement of Insurable Values, City of Fort Lauderdale, April 2004. Total includes City-owned building space that makes up current parks service provision. 2005 value conservatively estimated based on assumed 2.8% annual inflation rate since valuation (April 2004). CRN means "cost of reproduction new". Cost is understated because it excludes site-work.

Table 16

PARK IMPROVEMENTS - 2005 REPLACEMENT COST				
<i>City of Fort Lauderdale</i>				
Facility Type	Unit of Measure	Replacement Cost		
		Est. Avg.	Min	Max
Rec Center	ea	\$3,000,000		
Gym	ea	\$1,500,000		
Pavilion	ea	\$172,500	\$45,000	\$300,000
Play Ground	ea	\$300,000		
Soccer/Football	ea	\$600,000		
Baseball/Softball	diamond	\$350,000		
Volleyball	court	\$20,000		
Basketball/Full	court	\$150,000		
Basketball/Half	1/2 court	\$75,000		
Tennis Court	court	\$25,000		
Roller Hockey	ea	\$600,000		
Racquetball	court	\$90,000		
Shuffleboard	ea	\$45,000		
Boat Ramp	ea	\$150,000		
Pool	ea	\$1,500,000		
Jogging Trail	mile	\$180,000		
Bike Trail	mile	\$86,667		
Nature Trail	mile	\$180,000		
Water Playground	ea	\$500,000		
Open Play Area	ea	\$25,000		

Source – Parks and Recreation Department.

The current average appraised value of City-owned park land is \$641,970 per acre –about \$2.0 million per acre for beach parks and \$463,000 for non-beach parks (Table 17). With respect to non-beach land, appraised value is slightly higher than the cost of recent acquisitions (Table 18) – \$463,000 vs. \$422,000 per acre.

Table 17

PARK LAND - CURRENT APPRAISED VALUE			
<i>City of Fort Lauderdale</i>			
	Acres	Appraised Value	Average per Acre
TOTAL	716	\$459,663,335	\$641,970
Beach Parks	83	\$166,723,710	\$1,997,887
Other City Owned Parks	633	\$292,939,625	\$463,094

Source – Total acres and value from Table 14. Value by type (beach parks and other) from Table 32.

Table 18

PARK LAND - RECENT ACQUISITIONS <i>City of Fort Lauderdale</i>				
Park Name	Acres	Acquisition Year	Purchase Price	Current Value
Cypress Creek	8.30	2002	\$2,703,000	\$2,936,469
Mills Pond	22.60	2003	\$604,200	\$638,509
Denison	3.40	2005	\$4,900,000	\$4,900,000
Salvation Army	1.60	2004	\$208,000	\$213,824
Sailboat Bend	0.53	2005	\$506,000	\$506,000
Sailboat Bend	0.24	2003	\$132,000	\$139,495
Sailboat Bend	0.28	2003	\$155,000	\$163,802
Sailboat Bend	0.21	2003	\$55,000	\$58,123
Coontie Hatchee Landing	2.60	2004	\$2,000,000	\$2,056,000
Ann Herman	1.00	2005	\$360,000	\$360,000
Flagler Heights	0.20	2005	\$500,000	\$500,000
Flagler Heights	0.20	2005	\$580,000	\$580,000
Flagler Heights	0.20	2005	\$419,600	\$419,600
Flagler Heights	0.20	2005	\$490,000	\$490,000
Flagler Heights	0.20	2005	\$490,000	\$490,000
Hardy Park Addition	3.64	2004	\$4,600,000	\$4,728,800
Total	45.40		\$18,702,800	\$19,180,622
Average per Acre			\$411,956	\$422,481

Source – Land purchases within Fort Lauderdale under Broward County Safe Parks and Land Preservation Bond Program. Purchase price from Parks Department staff and Broward County Environmental Protection Department, Land Preservation Section. Current Value is conservatively estimated assuming 2.8% annual inflation since acquisition date.

Recent land purchase prices are generally considered the best measure of overall land value. For that reason this analysis will use the cost of recent acquisitions to define current asset value for the non-beach component of the park land inventory. This is a conservative assumption which reduces aggregate land value from \$641,970 to about \$606,000 per acre, calculated as follows (Table 19):

Table 19

PARK LAND - AVERAGE VALUE PER ACRE <i>City of Fort Lauderdale</i>			
	Average per Acre	Acres	Value
Non-beach Parks (recent acquisition cost)	\$422,481	633	\$267,248,589
Beach Parks (appraised value)	\$1,997,887	83	\$166,723,710
Value of Current Service Provision		716	\$433,972,299
Total Acres		716	
Average Value per Acre			\$606,090



Basketball



Tennis



Skate boarding

Based on the adopted LOS (3.0 per 1,000 residents) and average value from Table 19, the land component of parks service provision is valued at over \$330 million (Table 20).

Table 20

PARK LAND - VALUE OF ADOPTED LOS	
<i>City of Fort Lauderdale</i>	
	Total
Population (2005, including annexations)	181,996
Parks LOS (acres per 1,000 residents)	3.0
Acres @ LOS 3.0 per 1,000	546
Average Appraised Value per Acre	\$606,090
Total Land Cost	\$330,916,882

Source – Population from Table 1, including Rock Island and Twin Lakes North annexations, population for which is estimated as shown in Table 31. Average appraised value per acre from Table 17. Total land cost is the product of number of acres and average value per acre. Total acres is calculated as $(181,996 \div 1,000) \times 3.0$

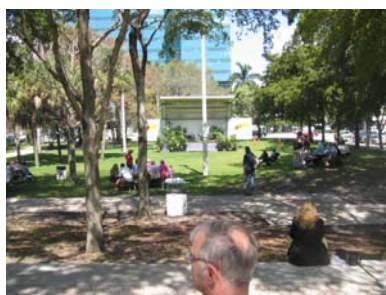
Because the amount of available affordable land is rapidly diminishing in Fort Lauderdale, it is important to maximize the accessibility and use of existing park lands as well as expanding actual acreage. This strategy entails enhancing vehicular and pedestrian access to such assets as the Atlantic Ocean beaches and the New River Riverwalk. Notwithstanding this strategy, staff emphasizes the need for ongoing land acquisitions in order to meet demand from new development and preserve acreage service levels now enjoyed by existing residents.

The estimated total replacement value of Fort Lauderdale's entire inventory of park land, buildings and improvements is \$476 million and the gross value per service unit is \$6,188 (Table 21).

Table 21

CURRENT LOS AND SERVICE UNIT VALUES	
<i>City of Fort Lauderdale</i>	
	Replacement Value
Land	\$330,916,882
Buildings	\$24,180,676
Park Facilities (Pro Forma Replacement Cost)	\$121,111,316
TOTAL	\$476,208,873
Total Service Units	76,953
Value per Service Unit	\$6,188

Source – Service units from Table 10. Land value from Table 20. Building and improvement cost from Table 14.



Stranahan Park



Sweeting Park



Warfield Park

REVENUE CREDITS

Appropriate revenue credits must be taken into consideration in the calculation of an impact fee. This is required because the courts have clearly stated that, a city must “equally burden all service recipients, present and future, in proportion to benefit received.” In balancing those burdens, cities must consider “the relative extent to which newly developed properties and other properties have already or will contribute to the cost of existing facilities by such means as user charges, special assessments or general taxes.” In summary, any taxes, assessments or fees that a development has paid in the recent past or will pay in the foreseeable future, and that the City has used or will use to pay for the same capital facilities, must be deducted from the impact fee. Two basic principles guide the calculation of impact fee revenue credits. First, new development should not be required to pay for a higher level of service than existing development is currently enjoying and second, new development should not have to pay twice for the same facilities.

This report incorporates two categories of revenue credit for Fort Lauderdale, which reduces the cost of providing park capital facilities to new development from \$6,188 to \$5,054 or by \$1,135 per service unit. Credits include a fee reduction for future debt service and a fee reduction for expected future grant funding. With respect to debt credit, five long-term Fort Lauderdale debt obligations are currently outstanding, each of which were used to increase park capacity. These include two City general obligation bonds, a package referred to as the “Sunshine State” loans, and two recently issued (2003 and 2004) County bonds used to purchase in-City park land, referred to as the Safe Parks and Land Preservation Bond program. City issued debt is summarized in Table 22.

Table 22

PARK BOND DEBT							
City of Fort Lauderdale							
Bond Description		Parks & Recreation Share		Amount Issued	Principal Balance (year end 2005)		
		Total	% of Total		Total	Parks & Rec Share	
						% of Total	Total
City General Obligation Bonds							
1987	Various Projects	\$7,295,000	16.3%	\$44,700,000	\$0		
1992	Refunding 1987			\$33,660,000	\$0		
1998	Refunding 1992			\$25,970,000	\$7,025,000	16.3%	\$1,146,474
1997	Park Improvements	\$35,000,000	100.0%	\$35,000,000	\$0		
2002	Refunding 1997			\$28,660,000	\$25,980,000	100.0%	\$25,980,000
Sunshine State Loans							
1996	Recreation Facilities	\$1,084,000	18.1%	\$6,000,000	\$2,840,000	18.1%	\$513,093
TOTAL		\$43,379,000		\$173,990,000	\$35,845,000		\$27,639,567

Source – Bond Description, Parks & Recreation share and Amount Issued from Finance Department.

Each of the City bond issues has been refunded. In each case the bonds were refunded in an amount equal to the remaining principal balance (slightly higher, in order to cover closing costs). This means that the share of each refunding attributable to parks and subject to impact fee credit is equal to the parks share of the original bond. Current outstanding debt subject to impact fee credit is \$27.6 million (Table 22).

Broward County bonds (2003 and 2004, in the principal amount of \$342 million) were used to fund recent land purchases (Table 18) under the County Safe Parks program. Total land purchase price to date is \$18,702,800. Net bonded amount – purchase price less grants and direct payments by Fort Lauderdale City – is \$16,173,200. Of that, the amount estimated to be attributable to Fort Lauderdale residential and hotel properties (basis for calculation of fee reduction) is \$12,243,217 – 76 percent of the total. As shown in Table 23, debt service share is proportionate to taxable value.

Table 23

TAXABLE VALUE & SHARE OF SAFE PARKS BOND DEBT			
<i>City of Fort Lauderdale</i>			
	Net Bond Principal	Share of Taxable Value	Share of Bond Principal
Safe Parks Land Purchases in Fort Lauderdale	\$18,702,800		
Less - Paid by City (Flagler Heights)	(\$229,600)		
Less - Paid by City (Hardy Park Addition)	(\$50,000)		
Less - State Grant (Hardy Park Addition)	(\$2,250,000)		
Net Bond Principal	\$16,173,200		
Share of Bond Principal Attributable to Fee Payors			
Residential		72%	\$11,632,111
Hotel		4%	\$611,105
Total		76%	\$12,243,217

Source – Net Bond Principal from Broward County Environmental Protection Department, Land Preservation Section. Share of Fort Lauderdale taxable value from Broward County Property Appraiser's website, www.bcpa.net (2005 Tax Roll information, Nov. 2005 Use Code Summary). Share of bond principal by property type is proportionate to taxable value.

Future debt service should be subtracted from the value of existing park facilities to determine actual City facility “equity value”. The fee reduction for debt principal is \$518 per service unit (Table 24).

Table 24

PARK DEBT CREDIT		
<i>City of Fort Lauderdale</i>		
	Total	
Park Bond Principal (City)	\$27,639,567	
Broward County Safe Parks Bond Principal (part)	\$12,243,217	
Total		\$39,882,784
Total Service Units		76,953
Impact Fee Reduction per Service Unit		\$518

Source – Park bond principal (City) from Table 22. Broward County bond principal from Table 23. Service Units from Table 10.

Grant credit for parks is based on the history of grants awarded over the last five years (Table 25).

Table 25

PARK GRANT HISTORY (2000 to 2005)		
<i>City of Fort Lauderdale</i>		
Project	Start Year	Grant Amount
Holiday Park Facilities	2001	\$100,000
Holiday Park Facilities	2000	\$150,000
George English Dock	2000	\$103,000
George English boating	2000	\$350,000
George English BBIP	2000	\$140,000
Palm Aire Village	2001	\$200,000
JC Carter Park	2001	\$200,000
JC Carter Park	2002	\$150,000
Stadium Drainage	2002	\$320,000
Bayview Park	2002	\$500,000
Riverside Park	2002	\$441,370
Broward Co Swim Central	2002	\$1,500,000
River land Ph I	2004	\$200,000
Hardy Park Land Acquisition	2002	\$1,940,000
Design Arts Grant	2004	\$10,000
Carter Park	2003	\$200,000
George English Challenge	2005	\$442,763
TOTAL		\$6,947,133
Annual Average		\$1,389,427

Source - Parks and Recreation Department.

On average, the City has received about \$1.4 million per year in grant awards over the last five years. Parks staff advises that this trend is expected to continue so the full amount constitutes the basis for calculation of the impact fee reduction (Table 26).

Table 26

PARK GRANT CREDIT	
<i>City of Fort Lauderdale</i>	
	Total
Annual Average Grant Funding (2000 to 2005)	\$1,389,427
Projected Annual New Service Units (EDU)	2,254
Annual Average Grant Funding per Service Unit	\$616

Source – Annual new service units is projected average for the period 2005 to 2015 (Table 30).

The value of the grant credit is \$616 per service unit.

The net cost per service unit to provide park facilities is summarized in Table 27.

Table 27

NET COST PER PARK SERVICE UNIT (EDU)		
<i>City of Fort Lauderdale</i>		
		Total
Value of Existing Service Provision		\$6,188
Less - Park Debt Principal	(\$518)	
Less - Grants	(\$616)	
Sub-total		(1,135)
Net Cost per Service Unit		\$5,054

Source – Value of existing service provision from Table 21. Debt principal is from Table 24. Grants from Table 26.

The net cost per service unit is the maximum allowable impact fee. Table 28 compares the net cost to the dollar value of the current fee-in-lieu.

Table 28

COMPARISON OF CURRENT AND POTENTIAL PARK IMPACT FEES			
<i>City of Fort Lauderdale</i>			
Dwelling Unit Type	Current Fee-in-lieu	Potential Fee	Increase
Residential (single or multi-family) Unit			
Less than 500 sq. ft.	\$734	\$3,319	\$2,585
501 to 1,000 sq. ft.	\$840	\$3,797	\$2,957
1,001 to 1,500 sq. ft.	\$973	\$4,399	\$3,425
1,501 to 2,000 sq. ft.	\$1,061	\$4,795	\$3,734
2,001 to 2,500 sq. ft.	\$1,126	\$5,091	\$3,965
2,501 to 3,000 sq. ft.	\$1,179	\$5,328	\$4,149
3,001 to 3,500 sq. ft.	\$1,222	\$5,524	\$4,302
3,501 to 4,000 sq. ft.	\$1,260	\$5,693	\$4,434
More than 4,000 sq. ft.	\$1,292	\$5,841	\$4,548
Hotel/Motel Room	\$563	\$2,544	\$1,981



TECHNICAL REFERENCE

Current land service provision is based on park acreage owned or operated by the City. The City operates parks on certain school sites based on long-term formalized use agreements. Land for these sites is included in calculation of current service provision.

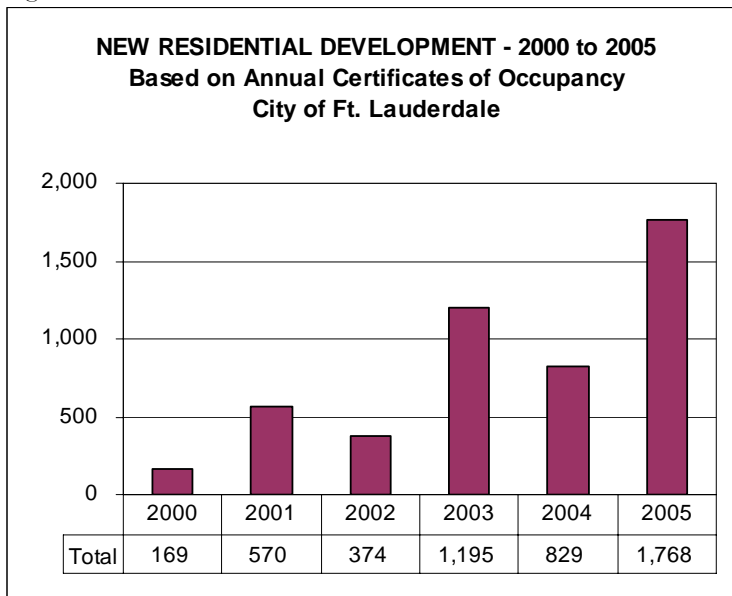
Table 29

PARK LAND - CURRENT LEVEL OF SERVICE	
<i>City of Fort Lauderdale</i>	
	Total
Total Park Acreage (City Owned & School-Parks)	766
Population (2005, City Estimate, incl. annexations)	181,996
Current Parks LOS (acres per 1,000 residents)	4.2

Source – Total Park Acreage from Table 14. Population from Table 1, including Rock Island and Twin Lakes North annexations, population for which is estimated in Table 31

Annual residential occupancy permits issued in Fort Lauderdale have increased dramatically over the past five years from 169 to 1,768 (Figure 6).

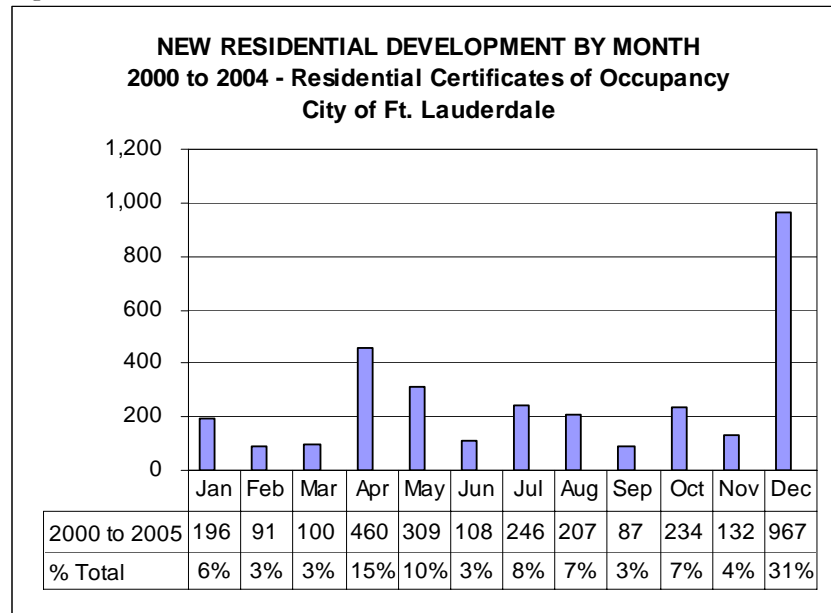
Figure 5



Source – Building Department.

Over the past four years, almost one third of all residential occupancy permits have been issued during the month of December (Figure 7). Excluding 2003, which had more than one-half of its occupancy permits issued during December, the December average was 16 percent over the four year period. It is therefore estimated that December 2005 will be 16 percent of 2005 (Table 10).

Figure 6



Source – Building Department.

Nearly 23,000 new service units are projected to be added to the City over the next decade. The average growth rate – 2,254 units per year – is the basis for calculation of the grant credit (Table 26) and projected total fee revenue (Table 5).

Table 30

PROJECTED GROWTH RATE AND NEW DEVELOPMENT: 2005 TO 2015								
<i>City of Fort Lauderdale</i>								
	Primary Residential		Non-Primary Residential (11% of primary)	Hotel		Total New Development		
	Proj. Pop. (ex. group quarters)	Service Units (EDU)		Rooms (1% ann. growth)	Service Units (EDU)	Service Units (EDU)		
		Total			Total	New Development	Annual Total	Average
2005	172,735	64,890		14,879	7,490			
2006			1,496	15,028	7,565	75	1,730	2,254
2007			1,496	15,178	7,640	76	1,731	2,254
2008			1,496	15,330	7,717	76	1,732	2,254
2009			1,496	15,483	7,794	77	1,732	2,254
2010	192,641	72,367	1,496	15,638	7,872	78	1,733	2,254
2011			2,436	15,794	7,951	79	2,775	2,254
2012			2,436	15,952	8,030	80	2,776	2,254
2013			2,436	16,112	8,110	80	2,776	2,254
2014			2,436	16,273	8,192	81	2,777	2,254
2015	225,067	84,549	2,436	16,436	8,273	82	2,778	2,254
Total			19,659	2,097		784	22,540	22,540

Source – Primary residential population from Table 1. Non-primary residential is new seasonal units, estimated based on the 2000 US Census which showed seasonal units to be 11% of total occupied. Hotel growth is estimated.

Since the 2000 US Census, Fort Lauderdale has annexed two areas, Rock Island and Twin Lakes North, which have added 4,132 residents and 1,929 dwelling units to the City (Table 31).

Table 31

RECENT ANNEXATIONS - 2005 POPULATION AND HOUSING UNITS							
City of Fort Lauderdale							
Population						Average Household Size	Estimated Dwelling Units
Est. Annual Growth Rate	Annexation Areas		Total	% of Total	By Unit Type		
	Rock Island	Twin Lakes North					
Estimated Annexation Population							
2003 (actual)		3,076	900				
2004 Estimate	2%	3,136	917				
2005 Estimate	2%	3,197	935	4,132			
Population by Housing Type (Fort Lauderdale - 2000)							
Single Family				68,626	47%		
Multi Family				77,955	53%		
Total				146,581			
Estimated Annexation Area Dwelling Units							
Single Family					47%	1,934	2.66
Multi Family				4,132	53%	2,197	1.83
Total						4,132	1,929

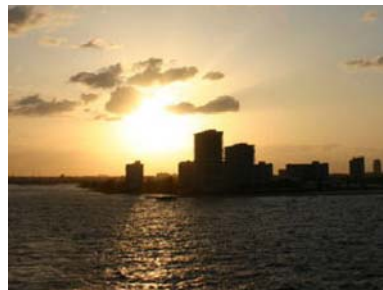
Source – Estimated annual growth is trend in Census population estimates for Fort Lauderdale between 2000 and 2004. 2003 annexation area population from Parks planning staff. Fort Lauderdale population by housing type from 2000 Census. Annexation units by type calculated as quotient of population by type and average household size from Table 6.

City staff indicates that 2005 population projections (Table 1) include Twin Lakes North, but not Rock Island. Rock Island is added in this report. The number of existing service units in Table 10 has been increased to include 1,929 units attributable to both annexations (Table 31).

Table 32 shows acreage and appraised value of city-owned parks by type – beach parks and other, non-beach parks.

Table 32

PARK LAND - CURRENT APPRAISED VALUE BY TYPE		
<i>City of Fort Lauderdale</i>		
Name	Acers	Value
Beach Parks		
Beach Community Center	0.8	\$1,581,630
Beach, Public	45.0	\$58,214,100
DC Alexander Park (5Th St. Park)	1.8	\$4,207,560
Earl Lifshey Park (Ocean Access)	0.4	\$0
Hall Of Fame Swimming Complex	5.0	\$6,611,700
South Beach Park	27.5	\$95,201,040
Vista Park	2.0	\$453,840
Willingham Park (N. Beach Triangle)	1.0	\$453,840
Sub-Total	83.5	\$166,723,710
Other City Owned Parks	633	\$292,939,625
TOTAL	716	\$459,663,335



ENDNOTES

¹ There are six Florida cases that have guided the development of impact fees in the state: *Contractors and Builders Association of Pinellas County v. City of Dunedin*, 329 So.2d 314 (Fla. 1976); *Hollywood, Inc. v. Broward County*, 431 So.2d 606 (Fla. 1976); *Home Builders and Contractors Association of Palm Beach County, Inc. v. Board of County Commissioners of Palm Beach County*, 446 So.2d 140 (Fla. 4th DCA 1983); *Seminole County v. City of Casselberry*, 541 So.2d 666 (Fla. 5th DCA 1989); *City of Ormond Beach v. County of Volusia*, 535 So.2d 302 (Fla. 5th DCA 1988); and *St. Johns County v. Northeast Florida Builders Association*, 583 So. 2d 635, 637 (Fla. 1991).

² *Hollywood, Inc. v. Broward County*, 431 So. 2d 606, 611-12 (Fla. 4th DCA), review denied, 440 So. 2d 352 (Fla. 1983), quoted and followed in *St. Johns County v. Northeast Florida Builders Ass'n*, 583 So. 2d 635, 637 (Fla. 1991).

³ Section 163.3177(3)(a), Florida Statutes, provides that “The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities [defined to include parks and recreation] in order to encourage the efficient utilization of such facilities and set forth ... the adequacy of those facilities including acceptable levels of service.”

⁴ *Comprehensive Plan City of Fort Lauderdale*, Recreation and Open Space Element, as amended, 2005.

⁵ Current service provision is calculated as shown in Table 31 of the technical reference. The level of service during the 1980s is as reported by planning staff.

⁶ *Home Builders Ass'n v. Board of County Commissioners of Palm Beach County*, 446 So. 2d 140 (Fla. Dist. Ct. App. 1983)

⁷ Public use microdata is available for selected geographic areas with population of 100,000 or more – referred to as public use micro data areas (PUMAs). Broward County is divided into several PUMAs and Fort Lauderdale Falls into two of them. Table 7 is based on PUMA #3605 which contains 89% of the City's population, and which is comprised of 95% Fort Lauderdale population, and 5% other.

⁸ The linear regression equation is $y = mx + b$ where y =household size and x =unit area (square feet). Regression analysis for the combined data set yields the following variables – $m = 0.621$ and $b = (2.109)$. For the single-family/multifamily combined regression, the number of single-family data points was randomly reduced so as to set the size of the single-family sample equal to that for multifamily.

